

COURTHOUSE BOX 49

Prepared by:
Donald B. Womersley
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: W2101077AN

General Warranty Deed

Made this March 19, 2021 A.D. By **Pensco Trust Company (nka Pacific Premier Trust) Custodian FBO Drew Matthew McEwen IRA**, whose address is: 1560 Broadway, Suite 400, Denver CO 80202, hereinafter called the grantor, to **Frank A. Diaz and Minedy Vazquez Diaz, husband and wife**, whose post office address is: 4375 65th Drive, Vero Beach FL 32967, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 14, Ashley Lakes Subdivision, according to the map or plat thereof, recorded in Plat Book 19, Page(s) 27 and 28, Public Records of Indian River County, Florida.

Parcel ID Number: **32-39-29-00014-0000-00014/0**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Eric Hewitt

Witness Printed Name

Eric Hewitt

Pensco Trust Company (nka Pacific Premier Trust)
 Custodian FBO Drew Matthew McEwen IRA

By:

Jason Amador

as

Address: 1560 Broadway, Suite 400, Denver CO 80202

Pacific Premier Trust
 A Division of Pacific Premier Bank
 By: Jason Amador
 Its: Authorized Signatory

Janny Vve

Witness Printed Name

Janny Vve

State of Colorado

County of DENVER

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 16 day of March, 2021, by Jason Amador as Authorized Signer of Pensco Trust Company (nka Pacific Premier Trust) Custodian FBO Drew Matthew McEwen IRA, who is personally known to me or who has produced Authorized Signer as identification.

Notary Public

Print Name: Abigahi Becerra Trillo

My Commission Expires: May 23, 2021

(Notary Seal)

ABIGAH BECERRA TRILLO
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 20174021904
 MY COMMISSION EXPIRES MAY 23, 2021

ABT
 ABIGAH BECERRA TRILLO
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 20174021904
 MY COMMISSION EXPIRES MAY 23, 2021

PACIFIC PREMIER BANK	
Pacific Premier Trust	Tier B Authority Approved: November 25, 2020

Pacific Premier Trust, a Division of Pacific Premier Bank

Effective June 1, 2020

WHEREAS, effective on June 1, 2020 at 12:01 a.m., Opus Bank a California State chartered bank merged with and into Pacific Premier Bank, a California State-chartered bank headquartered in Irvine, California (the "Bank");

WHEREAS, shortly thereafter, PENSICO Trust Company, a non-depository trust company organized in the State of Colorado and an indirect wholly-owned subsidiary of Opus Bank, merged with and into the Bank, thereupon becoming a division of the Bank anticipated to be called "Pacific Premier Trust";

WHEREAS, the Board of Directors of the Bank have previously empowered the President and Chief Operating Officer of the Bank to approve signing authorities constituting "Tier B" authority;

WHEREAS, "Tier B" Authority includes signing authority granted to all officers and employees of the Bank except for authorities granted to the Bank's named executive officers, namely the Chief Executive Officer, the President and Chief Operating Officer, the Chief Financial Officer, the Chief Innovation Officer and the Chief Credit Officer of the Bank; and

WHEREAS, the initial signing authorities of Pacific Premier Trust do not delegate any signing authorities to the Bank's named executive officers, and thus constitute "Tier B" Authorities in their entirety.

APPROVAL OF "TIER B" SIGNING AUTHORITIES

NOW THEREFORE, BE IT APPROVED, that each of the individuals with the titled positions as set forth in "Exhibit A," and who are more specifically identified and approved by management in "Exhibit B," are hereby authorized and empowered to purchase, transfer, endorse, sell, assign, borrow, set over and deliver any and all shares of stocks, bonds, debentures, proxies, annuities, certificate of deposits, limited partnerships or other securities, and real-estate holdings now or hereafter standing in the name of the Company for the benefit of clients or their beneficiaries in its name, a dba or any nominee name and to make, execute and deliver any and all written instruments necessary or proper to effectuate the authority hereby conferred. Assets held on behalf of account owners of the Company have historically been, and may currently remain, registered in one or more of the following names:

PENSICO Pension Services	NTC & Co	CRS & Co.
PENSICO Trust Company	FTC & Co	Retirement Accounts & Co.
PENSICO Trust Company, LLC	1st & Co	Retirement Accounts, Inc.
Lincoln Trust Company	Fiserv ISS & Co	Resources Trust Company
IMS & Co	FI & Co	
Trustlynx & Co	FIACO & Co.	

Assets newly purchased on behalf of account owners of the Company may be registered in the name of Pacific Premier Bank; Pacific Premier Trust; Pacific Premier Trust, a division of Pacific Premier Bank; or in the nominee name of NTC & Co.

RESOLVED FURTHER, that the individuals in **Exhibit B** may be removed and substituted as deemed appropriate by management with individuals who hold titles identified on **Exhibit A**.

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PACIFIC PREMIER BANK	
Pacific Premier Trust	Tier B Authority Approved: November 25, 2020

Date updated: November 17, 2020

Exhibit A – Selected Officers and Employees of Pacific Premier Trust

Senior Executive Vice President, President
Senior Vice President, Chief of Staff
Senior Vice President, Chief Operating Officer
Senior Vice President, Finance and Analytics
Vice President, Client Services
Vice President, Private Placements
Vice President, Operations

Director, Deal Office
Director, Market Traded Securities
Director, Private Equity
Director, Real Estate & Notes
Investment Review Assistant Supervisor
Investment Review Lead
Investment Review Senior Analyst
Investment Processing Assistant Supervisor
Manager, Business Development and Onboarding
Market Traded Securities Specialist
Onboarding Assistant Supervisor
Private Equity Maintenance Assistant Supervisor
Private Equity Maintenance Senior Specialist
Private Equity Maintenance Specialist
Supervisor, Cash Settlement
Supervisor, Client Services
Supervisor, Investment Processing
Supervisor, Investment Review
Supervisor, Private Equity Maintenance
Supervisor, Real Estate & Notes Maintenance
Supervisor, Reregistration
Supervisor, Retirement Services
Real Estate and Notes Maintenance Lead
Real Estate and Notes Maintenance Associate
Real Estate and Notes Maintenance Specialist
Real Estate and Notes Supervisor
Real Estate and Notes Assistant Supervisor
Retirement Services Assistant Supervisor
Retirement Services Lead
Retention Specialist

PACIFIC PREMIER BANK


Pacific Premier Trust

Tier B Authority Approved: November 25, 2020

Exhibit B

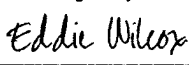
	 Richard Immesberger Senior Executive Vice President, President	 Todd Rhodes Senior Vice President, Chief Operating Officer	 Amy Wong Senior Vice President, Chief of Staff
 Jennifer Tsang Senior Vice President Finance and Analytics	 Dimetra Pelekidis Vice President, Client Services	 Cheryl Vetromila Vice President, Operations	 Jim Weinberg Vice President, Private Placements
 Cathleen Adcock Supervisor, Client Services	 Jason Amador Real Estate and Notes Maintenance Associate	 Elpidia "Liz" Anderson Real Estate and Notes Supervisor	 Matt Charbonneau Private Equity Maintenance Assistant Supervisor
 Jackie Colcs Retirement Services Assistant Supervisor	 Sharon Doyne Market Traded Securities Specialist	 Tina Entin Real Estate & Notes Maintenance Lead	 Sara Estes Investment Review Senior Analyst
 Amy Euler Market Traded Securities Specialist	 Michelle Fausett Investment Review Assistant Supervisor	 Becky Fichter Real Estate and Notes Maintenance Specialist	 Laura Grimes Supervisor, Private Equity Maintenance
 Sean Irions Director, Market Traded Securities	 Natasha Landis Retention Specialist	 Sarah Middleton Investment Review Assistant Supervisor	 Nicholas Miller Supervisor, Retirement Services
 Marcene Nardine Director, Deal Office	 Barbara Ngiralmu Private Equity Maintenance Senior Specialist	 Karla Nguyen Director, Real Estate & Notes	 Francis Novella Investment Review Lead
 Chris Rains Investment Processing Assistant Supervisor	 Ben Sboto Onboarding Assistant Supervisor	 Dan Shaw Retirement Services Lead	 Tunde Shodipo Real Estate and Notes Maintenance Associate
 Allison Vandenberg Supervisor, Investment Processing	 Greg Wade Investment Review Senior Analyst	 Matthew White Director, Private Equity	 Stephen Willoughby Private Equity Maintenance Specialist

PACIFIC PREMIER BANK	
Pacific Premier Trust	Tier B Authority Approved: November 25, 2020

 Petal Young Supervisor, Reregistration			
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APPROVAL OF TIER B SIGNING AUTHORITY

All Tier B authorizations and Signing Authorities set forth above, are hereby adopted and approved.

DocuSigned by:
By: 
Name: Edward Wilcox
Title: President/Chief Operating Officer
Pacific Premier Bank

Date: November 25, 2020

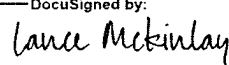
SECRETARY'S CERTIFICATE

I, Lance McKinlay, Assistant Corporate Secretary of Pacific Premier Bank, hereby certify as follows:

1. The Board of Directors of Pacific Premier Bank delegated authority to Eddie Wilcox, President and Chief Operating Officer of the Bank, to approve changes to Tier B authorizations contained in Signing Authorities, and the duly approved resolutions delegating such Tier B approval authority remain in full force and effect.

2. Attached is a true and complete copy of Tier B signing authority related to Pacific Premier Trust, a division of Pacific Premier Bank, as of the date hereof.

Date: November 25, 2020

DocuSigned by:
By: 
Name: Lance McKinlay
Title: Assistant Corporate Secretary
Pacific Premier Bank